

Winchester

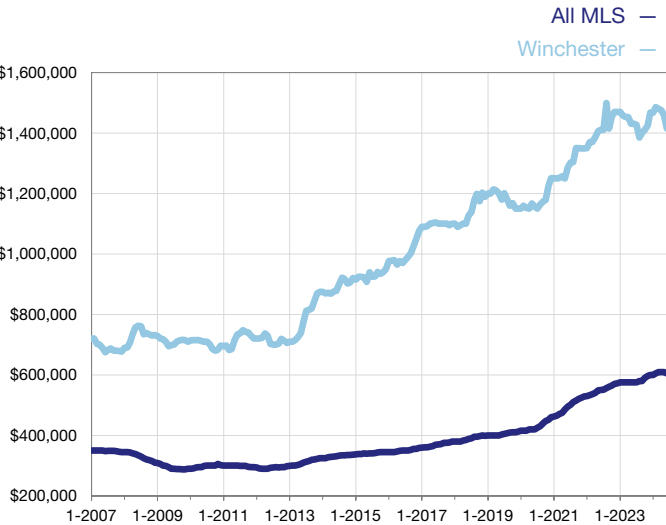
| Single-Family Properties | June | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 22 | 28 | + 27.3% | 88 | 117 | + 33.0% |
| Closed Sales | 23 | 26 | + 13.0% | 68 | 95 | + 39.7% |
| Median Sales Price* | \$1,542,500 | \$1,558,000 | + 1.0% | \$1,546,250 | \$1,570,000 | + 1.5% |
| Inventory of Homes for Sale | 24 | 23 | - 4.2% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 1.5 | - 11.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 26 | 0.0% | 30 | 32 | + 6.7% |
| Percent of Original List Price Received* | 100.5% | 97.9% | - 2.6% | 101.3% | 100.1% | - 1.2% |
| New Listings | 17 | 26 | + 52.9% | 108 | 138 | + 27.8% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

| Condominium Properties | June | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 9 | 7 | - 22.2% | 30 | 37 | + 23.3% |
| Closed Sales | 4 | 9 | + 125.0% | 21 | 32 | + 52.4% |
| Median Sales Price* | \$734,000 | \$969,000 | + 32.0% | \$730,000 | \$817,500 | + 12.0% |
| Inventory of Homes for Sale | 12 | 7 | - 41.7% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.4 | - 39.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 22 | - 54.2% | 31 | 48 | + 54.8% |
| Percent of Original List Price Received* | 102.7% | 99.2% | - 3.4% | 103.1% | 99.9% | - 3.1% |
| New Listings | 10 | 8 | - 20.0% | 42 | 41 | - 2.4% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

